

Date: June 14, 1995

SUBJECT: OAKRIDGE/LANGARA REZONING POLICIES

RECOMMENDATION

THAT the Board receive the attached Council Report and accompanying presentation by Planning Division staff for information.

BOARD POLICY

The Park Board Management Plan, approved on May 25, 1992 contains policies to:

"Secure 1.1 hectare (2.75 acres) per thousand population or financial equivalent from new developments in the City, where major rezonings take place," and

"Facilitate continuous waterfront access along the Fraser River."

COUNCIL POLICY

City Plan

The Draft City Plan calls for "acquiring new park space in growing areas and areas where there is a shortage of park space now" and "watching for, and responding to, changing needs in community services".

Greenways Plan

The Draft Greenways Plan envisions a riverfront walkway extending from Wallace Street eastward to Boundary Road. Due to the continuing industrial use over much of its length, route acquisition will have to be incremental.

DISCUSSION

Public Amenity Funding

The policies within the Oakridge/Langara Rezoning Policies Report were developed in order to provide Council with guidelines for assessing rezoning applications. The report points out that existing zoning provides capacity for approximately 3,000 additional persons, while the rezoning policies would accommodate 5,800 new residents. The advantage of the higher figure is that it would make possible the provision of public amenities, including parkland and community centre space, to offset the pressure which the new residents would exert on the existing facilities. However, if densities higher than the 5,800 recommended in the policies were

.../2permitted, the amount of new parkland that could be provided per new resident would start to drop off because of the effect the higher

densities would have on land prices.

### Park and Recreation Issues

The recommendations regarding park and recreational facilities are on pages 19 (7.2), 21 (8.4, 8.10, 8.12) 22 and 23 (all) and 25 (10.1, 10.6).

### Park location

As in most built up areas, locating new park space in the Oakridge/Langara area is difficult. Also, the northern of the area has access to park space in excess of the city average. On the basis

of previous rezonings and subdivisions, the Park Board has options on 2.8 acres (or monetary equivalent) at Oakridge Centre and 2.2 acres divided between the Pearson Hospital and Dogwood Lodge sites. This leaves 10 acres to be provided elsewhere to meet the standard of 2.75 acres per 1,000 new residents. The policies recommend 4 - 6 acres along the Fraser, 2 - 3 acres at the Oakridge Transit site, and the balance in other recreational benefits.

While the Fraser River park site recommended in the Policies is somewhat removed from the population centres of the area, it is one of the few places where a significant sized park can be assembled. Also, acquiring a riverfront park site is keeping with the wishes of local area residents, City Council's Green Zone declaration, the Greenways Plan, and the Park Board's strategic plan.

### Satellite community centre space

One suggestion for alternative recreational benefits at the Oakherst site is to provide approximately 2,500 square feet of "community centre" space in the heritage building on the hospital site. This raises the issue of whether the Board wishes to become involved with another satellite facility and the additional costs and logistic problems which such arrangements entail. Staff will be providing input in the form of a total cost analysis of providing new space in the community centre versus space in a satellite facility. This issue has wider ramifications which will be the subject of a future report to the Board by Recreation.

### Aquatic facilities

The residents of the southern portion of the study area have expressed the desire for an indoor pool in their vicinity. The Aquatics Task Force, on the other hand, favours a location near the

.../3Sunset Community Centre for the next major aquatic facility, an outdoor pool along the lines of Kitsilano or Second Beach Pool. However, there is no clear mechanism for the transfer of funds derived from developments in the study area to the adjoining Sunset neighbourhood.

### SUMMARY

Since the Oakridge/Langara policies take into account the need for additional parks and recreation space when the area densifies, no action is required at this time.

Prepared by:

Planning and Development Division  
Board of Parks & Recreation  
City of Vancouver

TN:ss

Attachment

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